



**Kennedy  
& Foster**

30 Banks Road  
Biggleswade  
SG18 0DY  
**£279,950**

- SEMI DETACHED
- OLDER PROPERTY
- TWO BEDROOMS
- LOUNGE
- KITCHEN/DINING ROOM
- BATHROOM
- GENEROUS SIZED GARDEN
- CHAIN FREE



This lovely 2 bedroom semi detached older property is situated along banks road with similar style properties and offers an entrance porch, lounge, kitchen/dining room, bathroom, 2 double bedrooms and a good size rear garden. This property is being offered CHAIN FREE. Contact Kennedy & Foster the Sole Agents to arrange your viewing.

#### **FRONT DOOR INTO:**

#### **ENTRANCE PORCH**

uPVC double glazed frosted window to side. Door to:

#### **LOUNGE**

11' 02" x 11' 01" (3.4m x 3.38m) uPVC double glazed window to front, coving to ceiling, double radiator, log burner (sts). Door to:

#### **INNER LOBBY**

Stairs to first floor. Door to:

#### **KITCHEN/DINING ROOM**

11' 2" x 11' 2" (3.4m x 3.4m) Wall, base and drawer units with work surfaces over, integrated dish washer and oven, induction hob with extractor over, space for fridge/freezer and washing machine, single drainer sink unit with mixer tap, under stairs storage cupboard, uPVC double glazed window to rear. Door to:

#### **REAR LOBBY**

Shelved storage cupboard, uPVC double glazed door to side. Door to:

#### **BATHROOM**

Bath with mixer tap, circular sink with cupboard under, close couple W.C, tiled floor, uPVC double glazed frosted window to rear.

#### **FIRST FLOOR LANDING**

Access to a boarded loft hatch with light. Doors to:

#### **BEDROOM ONE**

11' 02" x 11' 00" (3.4m x 3.35m) Exposed floor boards, uPVC double glazed window to rear, double radiator.

#### **BEDROOM TWO**

11' 02" x 11' 02" (3.4m x 3.4m) Exposed floor boards, uPVC double glazed window to front, cupboard housing combi boiler and storage.

## OUTSIDE

### FRONT GARDEN

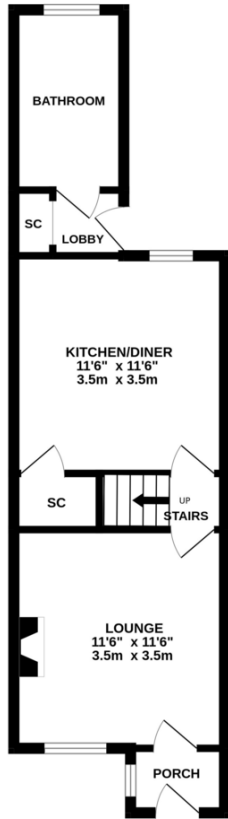
Enclosed front garden.

### REAR GARDEN

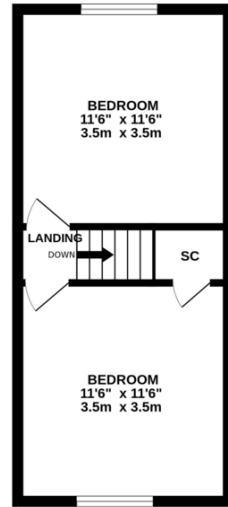
Enclosed garden of good size, laid to lawn, patio area, decking areas, shrubs, trees. Gated access leading to front.



GROUND FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR  
291 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA : 672 sq.ft. (62.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## COUNCIL TAX BAND

Tax band C

## TENURE

Freehold

## LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

## OFFICE

2 Market House  
Market Square  
Biggleswade  
Bedfordshire SG18 8AQ

T: 01767 601122

E: sales@kennedyfoster.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements